

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
JANUARY 11, 2017 7:00 PM
CITY HALL COUNCIL CHAMBERS
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and limit their remarks to fewer than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** December 14, 2016

- V. ANNOUNCEMENTS**

- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

- VII. APPROVAL OF THE AGENDA:** January 11, 2017

- VIII. CONSENT CALENDAR**

Consent calendar items are considered to be routine and may be approved in one motion at the discretion of the Chair. **For public hearing items, prior to actual Commission consideration, the Chair may open the public hearing and ask if anyone present wishes to discuss any consent calendar items. There will be no discussion of consent calendar items unless a member of the audience or the Commission asks to have the item removed from the consent calendar.** Persons who want to speak on any item on the consent calendar should come forward now and ask to have that item removed from the consent calendar. **Any items removed will be discussed in the order arranged by the Chair.**

- VIII-1 AL HILAAL MOSQUE & COMMUNITY CENTER – 372-374 Turquoise Street – P-EA16-0001; P-GP16-0002; P-ZA15-0003; P-UP15-0008:** A request for the Planning Commission to review and consider Resolutions and Conditions of Approval, as directed by the Planning Commission on December 14, 2016, recommending to the City Council approval of an Initial Study/Mitigated Negative Declaration, General Plan and Zoning Code amendments to authorize places of assembly within industrial zones as a conditional use, and a Conditional Use Permit to permit the operation of the Al-Hilaal Mosque and Community Center at this location. This hearing is for consideration of the contents of the Resolutions and Conditions of Approval; not to revisit whether or not to recommend approval or denial of the underlying application. CEQA review was completed through the preparation of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, which the Planning Commission is recommending the City Council adopt. Project Planner: Bradley J. Misner, AICP, 408-586-3279, bmisner@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt

Resolution No. 17-002 recommending the City Council approve an Initial Study/Mitigated Negative Declaration and adopt a Mitigation Monitoring and Reporting Program for General Plan Amendment No. GP16-0002, Zoning Text Amendment No. 15-0003, and Use Permit No. 15-0008, subject to the attached conditions of approval.

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 17-003 recommending the City Council approve General Plan Amendment No. GP16-0002, Zoning Ordinance Amendment No. ZA15-0003, and Conditional Use Permit No. UP15-0008 to allow the Al-Hilaal Mosque and Community Center to operate at 372-374 Turquoise Street, subject to the attached conditions of approval.

IX. PUBLIC HEARING

IX-1 RAJYOGA MEDITATION CENTER – 540 S. Abel Street – UP16-0027:

A request for a Conditional Use Permit to allow a determination of the Planning Commission to consider group instruction with ancillary sleeping quarters, as an “other use” similar to Conditionally Permitted land uses in the Institutional (I) Zoning District, as described in City Code Section XI-10-54.02. The proposed use would operate within an existing building located at 540 S. Abel Street. This project is categorically exempt from further CEQA review pursuant to Section 15303 (New Construction and Conversion of Small Structures) of the CEQA Guidelines. Project Planner: Michael Fossati, 408-586-3274, mfossati@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 17-001 determining that the use proposed herein is an “other use” similar to those permitted or conditionally permitted in the Institutional Zoning District and approving Conditional Use Permit No. UP16-0027, subject to the attached conditions of approval.

X. NEW BUSINESS

NO ITEMS

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

XI. ADJOURNMENT

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public.
Commissions, boards, councils and other agencies of the City exist to conduct the people's business.

This ordinance assures that deliberations are conducted before the people and the

City operations are open to the people's review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall,

455 E. Calaveras Blvd., Milpitas, during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney's office at Milpitas City Hall

455 E. Calaveras Blvd., Milpitas, CA 95035 Phone 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website www.ci.milpitas.ca.gov by selecting the Milpitas Municipal Code link.

The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.